

Certificate of Notice Page 1 of 3
United States Bankruptcy Court
Eastern District of Pennsylvania

In re:
Rudy D Arnold
Rudy D Arnold
Debtors

Case No. 18-12585-mdc
Chapter 13

CERTIFICATE OF NOTICE

District/off: 0313-2

User: Randi
Form ID: pdf900

Page 1 of 1
Total Noticed: 3

Date Rcvd: Jan 23, 2019

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jan 25, 2019.

db	Rudy D Arnold,	1833 New London Road,	Landenberg, PA 19350
db	Rudy D Arnold,	MAILING ADDRESS, P.O. Box 26,	Kemblesville, PA 19347-0026
	Betty G. Arnold,	1833 New London Rd.,	Landenberg, PA 19350

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
NONE. TOTAL: 0

***** BYPASSED RECIPIENTS *****

NONE.

TOTAL: 0

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Jan 25, 2019

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on January 23, 2019 at the address(es) listed below:

CHRISTOPHER CONSTANTINE CARR on behalf of Debtor Rudy D Arnold cccarresq@aol.com,
loanmodbycccesq@aol.com/ccr74486@notify.bestcase.com
CHRISTOPHER M. MCMONAGLE on behalf of Creditor M&T Bank cmcmonagle@sterneisenberg.com,
bkecf@sterneisenberg.com
KEVIN G. MCDONALD on behalf of Creditor M&T Bank bkgroup@kmlawgroup.com
LISA CANCANON on behalf of Creditor Specialized Loan Servicing LLC LisaC@w-legal.com
REBECCA ANN SOLARZ on behalf of Creditor Union Home Mortgage Corp. bkgroup@kmlawgroup.com
SHAAN S. CHIMA on behalf of Creditor Manufacturers and Traders Trust Company, successor to
Wilmington Trust Company shaan.chima@gebsmith.com
United States Trustee USTPRegion03.PH.ECF@usdoj.gov
WILLIAM C. MILLER, Esq. ecfemails@ph13trustee.com, philaecf@gmail.com

TOTAL: 8

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA

IN RE: Rudy D. Arnold	Debtor(s)	CHAPTER 13
M&T BANK	Movant	
vs.		NO. 18-12585 MDC
Rudy D. Arnold	Debtor(s)	
Betty G. Arnold	Co-Debtor	11 U.S.C. Sections 362 and 1301
William C. Miller Esq.	Trustee	

ORDER

AND NOW, this 22nd day of January, ²⁰¹⁹~~2018~~ at Philadelphia, upon failure of Debtor(s) and the Trustee to file and Answer or otherwise plead, it is:

ORDERED THAT: The Motion for Relief from the Automatic Stay of all proceedings is granted and the Automatic Stay of all proceeding, as provided under Section 362 and 1301 of the Bankruptcy Abuse Prevention and Consumer Protection Act of 2005 (The Code), 11 U.S.C. Section 362 and 1301, is modified with respect to the subject premises located at 5422 3D4 Valley Green Drive, Wilmington, DE 19808 ("Property"), so as to allow Movant, its successors or assignees, to proceed with its rights and remedies under the terms of the subject Mortgage and pursue its in rem State Court remedies including, but not limited to, taking the Property to Sheriff's Sale, in addition to potentially pursuing other loss mitigation alternatives including, but not limited to, a loan modification, short sale or deed-in-lieu of foreclosure. ~~Additionally, any purchaser of the Property at Sheriff's Sale (or purchaser's assignee) may take any legal action for enforcement of its right to possession of the Property.~~

Magdalene D. Co
BJ.

Rudy D. Arnold
1833 New London Road
Landenberg, PA 19350

Betty G. Arnold
1833 New London Road
Landenberg, PA 19350

Christopher Constantine Carr
Law Offices of CHRISTOPHER CONSTANTINE C
122 Mayfield Drive
Coatesville, PA 19320

William C. Miller Esq.
P.O. Box 1229
Philadelphia, PA 19105

KML Law Group, P.C.
SUITE 5000 - BNY MELLON INDEPENDENCE CENTER
701 MARKET STREET
Philadelphia, PA 19106-1532
